

2 Bed End Of Terrace In Sparrow Close , Hampton, TW12 3UZ

£1,950 Monthly





SHORT DESCRIPTION

Property Ref: 16271 A well presented two double bedroom end of terrace house that includes two reception rooms, a separate modern kitchen and a fully fitted bathroom. The house also benefits from off street parking and an abundance of storage.
 Property Type: End of Terrace Full Renting price: £1950.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D
 EPC rating: C Measurement: 839.585 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Heating -----

2

Bed Room(s)

1

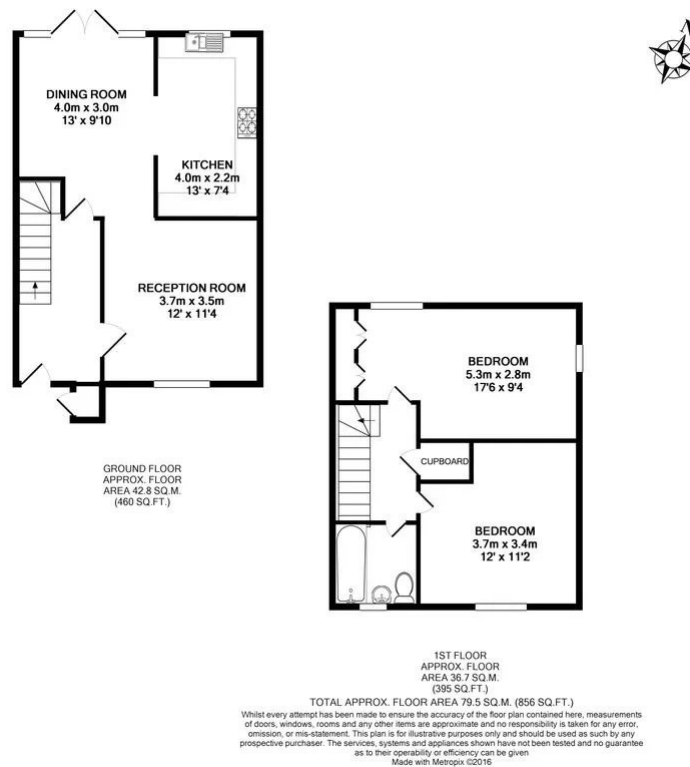
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Date of assessment: 26 September 2016
Date of certificate: 26 September 2016

Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,671
Over 3 years you could save	£ 291

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 159 over 3 years	<div> You could save £ 291 over 3 years </div>
Heating	£ 1,155 over 3 years	£ 1,056 over 3 years	
Hot Water	£ 264 over 3 years	£ 165 over 3 years	
Totals	£ 1,671	£ 1,380	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

74

89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 114	✓
2 Low energy lighting for all fixed outlets	£50	£ 81	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

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